



**NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT
IN THE MUNICIPALITY OF BAYHAM
APPLICANT: 2455892 ONTARIO LTD.
LOCATION: 11470 PLANK RD**

TAKE NOTICE that the Municipality of Bayham has received a complete application for a proposed Official Plan Amendment (OPA-03/26) and Zoning By-law Amendment (ZBA-07/26), the County of Elgin is the Approval Authority for Official Plan amendments.

AND TAKE NOTICE that the Council of the Corporation of the Municipality of Bayham will hold a public meeting on **Thursday, September 3rd, 2026, at 7:30 p.m.** in the Municipal Council Chambers, 56169 Heritage Line, Strathroy, to consider a proposed combined Zoning By-law Amendment and Official Plan Amendment under Section 17 and 34 of the *Planning Act*. Public Planning Meetings may be viewed virtually through the live-stream on the [Municipality of Bayham's YouTube Channel](#)

THE PURPOSE of this combined Official Plan Amendment and Zoning By-law Amendment is to permit the development of two (2) 2-storey apartment buildings containing a total of 36 residential units (18 units in each building) on lands serviced by private water, and to rezone the subject lands from "Holding Hamlet Residential (HR)(h2)" Zone to a site-specific "Hamlet Residential (HR)(h1)(h2)(X)" Zone to permit multiple-unit residential dwellings on lands that are not serviced by municipal water, which requires the additional following provisions:

- Section 9.12.X to add Apartment Buildings as an Additional Permitted Use on the subject lands.
- Section 9.12.X to apply a Holding (h1) provision to the lands, addressing servicing capacity confirmation prior to development proceeding.

The subject lands are located at 11470 Plank Rd.

THE EFFECT of this combined Official Plan Amendment and Zoning By-law Amendment is to permit multi-unit residential development, including apartment buildings, on lands within the "Hamlet" designation that rely on private rather than municipal water services. Additionally, the effect of the Zoning By-law Amendment is to permit the development of two (2) 2-storey apartment buildings containing a total of 36 residential units on the subject lands, subject to the site-specific provisions described above, and subject to a Holding (h1) provision addressing servicing capacity confirmation prior to development proceeding.

The holding (h1) provision is intended to ensure public health and safety. An agreement with the Municipality, or the satisfying of conditions of severance, which addresses the impacts of the new development on the applicable water supply system and/or sewage treatment and disposal system — which may include issues relating to water capacity, water quantity, water quality, and financial costs — will be required prior to the removal of the "h1" zone symbol.

ANY PERSON may attend the public meeting and/or make a written or verbal representation in support of or in opposition to the proposed amendment. **Written comments submitted on or before 12:00 Noon on Wednesday, August 26th, 2026 to abell@bayham.on.ca or at the municipal office will be included in the public meeting agenda.**

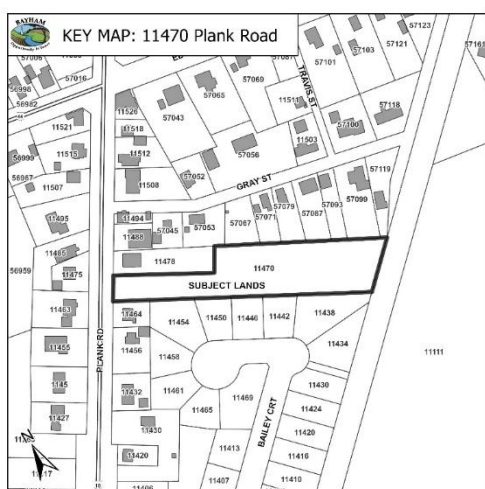
IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Municipality of Bayham to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipality of Bayham before the Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the County of Elgin, as Approval Authority, to the Ontario Land Tribunal.

IF YOU WISH to be notified of the adoption of the proposed amendment, you must make a written request to the undersigned.

ADDITIONAL INFORMATION relating to the proposed amendment may be obtained at the Municipal Office.

Dated at the Municipality of Bayham this 8th day of **August 2026**.



Aaron Bell
Planning Coordinator
Municipality of Bayham
56169 Heritage Line, P.O. Box 160
Strathroy, ON, N0J 1Y0
T: 519-866-5521 Ext 222
F: 519-866-3884
E: abell@bayham.on.ca
W: www.bayham.on.ca